

Affordable Housing Collaborative Program Update

A Collaboration of the City of San Diego Redevelopment Agency, Southeastern Economic Development Corp., Centre City Development Corp., and San Diego Housing Commission

	Application Received	Agency Approval	Application Status	Project Name	Area	Developer	Total Units	Aff. Units	Aff. BRs	Subsidy Requested	Subsidy/ Aff. unit	Subsidy/ Aff. bdrm	Probable Funding Source	Tax Credits	Construction/ Review Update
1	6/2/2003	3/30/2004	PROJECT COMPLETED FY05 <i>APPROVED FY04</i>	<b>Harbor View Project</b> 379 beds/97 extremely low-income units - transitional, 98 bedrooms/379 beds. Total project cost: \$22.2 million.	Bankers Hill	San Diego Rescue Mission	97	97	98	\$2,000,000	\$20,619	\$20,408	Horton Plaza bonds	N/A	Completed. Occupancy date 8/11/04
2	4/1/2003	1/27/2004	PROJECT COMPLETED FY06 <i>APPROVED FY04</i>	<b>Talmadge Senior Village</b> 90 very low-income senior units; 1 manager unit; senior center; retail; 91 underground parking spaces. 92 bedrooms. Total project cost: \$15.7 million.	City Heights	Southern California Housing Development Corp.	91	90	92	\$5,290,000	\$58,778	\$57,500	\$1.7 mil. City Heights bonds, \$1.5 mil. Horton Plaza bonds, \$2.09 mil. Centre City low/mod TI, bonds	Received 9% 1st round 2004	Completed. Occupancy date 05/22/06
3	7/2/2003	12/9/2003	PROJECT COMPLETED FY07 <i>APPROVED FY04</i>	<b>Lillian Place</b> 45 very low, 14 low and 15 moderate-income family rental units; learning center; rehab. historic structure w/exhibit; tot lot; garden area; and paseo. 147 bedrooms. Total project cost: \$18.2 million.	Downtown	Wakeland Housing and Development Corporation	74	74	147	\$7,290,000	\$98,514	\$49,592	\$5.45 million Horton Plaza bonds \$1.84 million Centre City funding	Received 9% 1st round 2004	Completed. Occupancy date January 2007
4	6/18/2004	5/3/2005	PROJECT COMPLETED FY08 <i>PPROVED FY05</i>	<b>City Heights Square</b> 150 very low income senior rental units. 150 bedrooms. Total project cost: \$27.2 million	City Heights	Chelsea Service Corp./Senior Comm. Centers	151	150	150	\$9,100,000	\$60,667	\$60,667	\$ 0.3 million City Heights funding \$8.8 million Centre City funding	Received 9% 2nd round 2005	Completed. Occupancy date 09/20/07
5	6/2/2004	6/28/2005	PROJECT COMPLETED FY08 <i>APPROVED FY05</i>	<b>Auburn Park (52nd St. &amp; University Ave.)</b> 42 very low and 25 low-income family rental units, 2 manager units. 123 bedrooms.	City Heights	Affirmed Housing	69	67	123	\$6,470,000	\$96,567	\$52,602	Centre City funding	Received 9% 2nd round 2005	Completed. Occupancy date 12/20/07
6	1/26/2004	3/15/2005	PROJECT COMPLETED FY08 <i>APPROVED FY05</i>	<b>Gateway Family Apartments</b> 31 very low and 10 low-income family rental units (2 & 3 br). 110 bedrooms. Total project cost: \$13.92 million	Barrio Logan	Simpson Housing Solutions, LLC	42	41	110	\$3,630,000	\$88,537	\$33,000	Centre City funding	Received 9% 1st round 2005	Completed. Occupancy date April 2008
7	3/29/2005	2/27/2007	PROJECT COMPLETED FY08 <i>APPROVED FY07</i>	<b>Veterans Village, Phase II</b> 112 very low-and low-income transitional housing beds.	North Bay	Vietnam Veterans of SD	112	112	112	\$4,200,000	\$37,500	\$37,500	North Bay Tax Increment / Bond Proceeds	N/A	Completed. Occupancy date May 2008
8	11/23/2004 Update received July 2007	10/30/2007	PROJECT COMPLETED FY09 <i>APPROVED FY08</i>	<b>Boulevard Apartments</b> 24 very low-income housing units. 48 bedrooms.	North Park	S.V.D.P. Management, Inc.	24	24	48	\$2,400,000	\$100,000	\$50,000	Redevelopment Division Line of Credit - Tax Increment	N/A	Completed. Occupancy date April 20, 2009
9	4/8/2005 Revised 9/7/06	7/10/2007	PROJECT COMPLETED FY10 <i>APPROVED FY08</i>	<b>Los Vientos</b> 62 very-low and 26 low income family units - 2,3 and 4 BRs. Total of 218 bedrooms.	Barrio Logan	AMCAL Multi-Housing, Inc.	89	88	218	\$8,298,000	\$94,295	\$38,064	Redevelopment Division Line of Credit - Tax Increment	Received 9% 2nd round 2007	Completed. Occupancy date July 2009
10	3/7/2007	7/10/2007	PROJECT COMPLETED FY10 <i>APPROVED FY08</i>	<b>El Pedregal</b> 44 - affordable rental units - 26 very low income and 18 low income, one manager unit (156 affordable bedrooms)	San Ysidro	Las Palmas/Global Premier/United Community	45	44	156	\$3,606,000	\$81,955	\$23,115	Redevelopment Division Line of Credit - Tax Increment	Received 9% 2nd round 2008	Completed. Occupancy date March 2010
11	5/19/2088	10/28/2008	PROJECT COMPLETED FY11 <i>APPROVED FY09</i>	<b>Village Green Apartments - Rehab</b> Rehabilitation of 94 rentals: 79 affordable 2br and 14 affordable 3-br; 1 mgr 2br; less than 60% AML. 200 aff. bdrms	Crossroads	Wakeland Housing and Development Corporation	94	93	200	\$5,788,475	\$62,242	\$28,942	Crossroads TI, College Grove TI, Opportunity Fund.	4% tax credits	Completed. September 2010
12	1/9/2008	4/14/2009	PROJECT COMPLETED FY11 <i>APPROVED FY09</i>	<b>El Nido Apartments - Rehab</b> Rehabilitation of 11 affordable rentals: 4 1-br and 7 2-br; less than 50% AML. 18 aff. bdrms	City Heights	Interfaith Shelter Network	11	11	18	\$248,000	\$22,545	\$13,778	City Heights Tax Increment	N/A	Completed.
							<b>COMPLETED SUBTOTAL</b>	<b>899</b>	<b>891</b>	<b>1472</b>	<b>\$58,320,475</b>	<b>\$65,455</b>	<b>\$39,620</b>		
1	4/30/2007	7/10/2007	APPROVED FY 08	<b>Verbena</b> 80 - affordable units - 23 low-income, 56 very-low income and one manager unit. 27 two bedroom units and 53 three bedroom units - small and large families	San Ysidro	Chelsea Investment Corp.	80	79	210	\$6,801,000	\$86,089	\$32,386	Redevelopment Division Line of Credit - Tax Increment	Applied for 9% tax credits - June 2009	Under construction
2	3/29/2005	5/5/2009	APPROVED FY 09	<b>Veterans Village, Phase III</b> 16 - 3br apartments affordable to very low and low-income formerly homeless veterans	North Bay	Veterans Village of San Diego	96	96	96	\$1,800,000	\$18,750	\$18,750	North Bay Tax Increment / CalHFA Funds	N/A	Under construction
3	8/1/2008	5/5/2009	APPROVED FY 09	<b>Pathfinders</b> Rehabilitation of the North Park Inn and conversion to an 18-unit permanent supportive housing complex; less than 50% AML. 24 aff. bdrms	North Park	Pathfinders	18	18	24	\$2,000,000	\$111,111	\$83,333	North Park TI	N/A	Under construction
4	7/16/2008 Additional financial assistance requested and under review.	7/28/2009	APPROVED FY 10	<b>Florida Street Apartments</b> 83 residential rental units; 15 1-br, 42 2-br and 26 3-br units - total of 175 affordable bedrooms (w/ 1 2-br Manager's unit); between 35-60% AML	North Park	Community HousingWorks	83	82	175	\$3,800,000	\$46,341	\$21,714	Redevelopment Division Line of Credit - Tax Increment	Has applied for multiple 9% tax credit rounds - not yet successful	Project financing under review.
5	9/24/2008 Additional financial assistance requested and under review.	7/7/2009	APPROVED FY 10	<b>Fairmount 26</b> 26 residential rental units: 18 affordable 2br and 8 affordable 3-br; 1 mgr 2br; 60 affordable bedrooms; households between 30-60% AML	City Heights	City Heights CDC	26	26	60	\$3,015,000	\$115,962	\$50,250	City Heights Tax Increment	Has applied for multiple 9% tax credit rounds - not yet successful	Project financing under review.
6	Additional financial assistance requested and under review.	6/21/2005	APPROVED FY 05	<b>Stella</b> Originally approved as 85 residential condos, 13 affordable units. Construction is essentially complete - due to current economic climate, the project may convert to a rental development.	North Bay	Oliver McMillan	85	13	26	\$1,690,000	\$130,000	\$65,000	North Bay Tax Increment	N/A	Project financing under review.
7	7/3/2008 (date of ENA)	6/29/2010	APPROVED FY 11	<b>Mercado del Barrio</b> Mixed-use development with parking, retail/restaurant/grocery space, and 80 affordable rental units; 1-, 2-, and 3-bedroom units; 30-60% AML	Barrio Logan	Shea Mercado & Chelsea Investment Corp.	81	80	170	\$11,455,868	\$143,198	\$67,387	North Bay and Barrio Logan Tax Increment	Received 9% 2nd Round 2010	Construction to begin early 2011
							<b>APPROVED SUBTOTAL</b>	<b>469</b>	<b>394</b>	<b>761</b>	<b>\$30,561,868</b>	<b>\$77,568</b>	<b>\$40,160</b>		
1	9/17/2004 Revised Application Rec'd 10/07/2009	N/A	UNDER REVIEW	<b>The Boulevard at North Park</b> Proposed 175 unit affordable apartment community, designed as a transit oriented development (124 very-low and 49 low income units, 2 managers units)	North Park	Community HousingWorks	175	173	250	\$13,000,000	\$75,145	\$52,000	To be determined	To be determined.	Under review.
2	4/25/2006 Pending Revised Application	N/A	UNDER REVIEW	<b>Wesley Student Housing</b> Mixed Use Student Housing and Campus Ministry. (Number of units in final design TBD)	College Corn.	Wesley House Student Residence, Inc.	TBD	TBD	TBD	TBD	TBD	TBD	To be determined	N/A	Under review.
3	9/16/2008	N/A	UNDER REVIEW	<b>Mission Apartments</b> 89 residential rental units: 25 2-br and 64 3-br affordable units; 242 affordable bdrms; 35-50% AML	North Bay	AMCAL Multi-Housing, Inc.	89	89	242	\$12,000,000	\$134,831	\$49,587	To be determined	May apply for 4% tax credits	Under review.
4	8/24/2010	N/A	UNDER REVIEW	<b>Mesa Commons</b> Mixed-use development with 87 residential units, 86 affordable to very-low to low-income households	Crossroads	Palm Desert Development Company	87	86	198	\$13,000,000	\$151,163	\$65,657	To be determined	To be determined.	Under review.
							<b>PIPELINE SUBTOTAL</b>	<b>351</b>	<b>348</b>	<b>690</b>	<b>\$38,000,000</b>	<b>\$109,195</b>	<b>\$55,072</b>		

COMPLETED: Project completed and/or certificate of occupancy received.  
APPROVED: Funding Approved by Redevelopment Agency  
UNDER REVIEW: Application received. Staff review in process.

Source: City of San Diego Redevelopment Agency

